

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL  
OF FINAL WORKING DRAWINGS AND SPECIFICATIONS,  
LICENSE FOR EARLY ENTRY, AND PROPOSED DISPOSITION  
OF PARCEL P-15  
IN THE SOUTH COVE URBAN RENEWAL AREA  
PROJECT NO. MASS. R-92

---

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, as amended, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Morgan Memorial United Church of All Nations has expressed an interest in and submitted a satisfactory proposal for the development of Parcel P-15 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Morgan Memorial United Church of All Nations be and hereby is finally designated as Redeveloper of Parcel P-15 in the South Cove Urban Renewal Area.
2. That the Final Working Drawings and Specifications submitted by the Morgan Memorial Church of All Nations for the development of Parcel P-15 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.



3. That it is hereby determined that the Morgan Memorial United Church of All Nations possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel P-15 to the Morgan Memorial United Church of All Nations, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

8. That the Executive Director be and hereby is authorized to grant to the Morgan Memorial United Church of All Nations, a temporary License to enter upon Parcel P-15 for the purpose only of site preparation and foundation work; said License shall be terminable upon thirty (30) days written notice to the other party; shall contain a clause indemnifying the Authority from all claims and damages; and shall include an additional clause naming the Authority as additional insured and such other and proper terms and provisions as the Executive Director shall deem proper and in the best interests of the Authority.





Parcel  
P-15



## MEMORANDUM

JUNE 27, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA PROJECT NO. MASS. R-92  
FINAL DESIGNATION OF REDEVELOPER  
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS  
AND LICENSE FOR EARLY ENTRY  
DISPOSITION PARCEL P-15

---

The Morgan Memorial United Methodist Church of All Nations was displaced from the South Cove by Urban Renewal activity in 1964, and was tentatively designated by the Authority as Redeveloper of Parcel P-15 on April 27, 1972.

Parcel P-15 is located at the corner of New Charles Street and the Oak Street Extension and contains approximately 14,478 square feet. The Redeveloper proposes to build a Church which will serve the South Cove and South End areas with a seating capacity for 250 persons. This will also serve the multi-purpose of being an auditorium.

The Church has secured adequate private financing to complete the Project. The total development cost will be approximately \$600,000.00. The Final Working Drawings and Specifications are substantially completed with several minor issues of details yet to be submitted. The Drawings are in a form which fulfills our requirements for final approval, and were prepared by the firm of Bertrand Goldberg Associates.

Because of pressing construction deadlines, the Redeveloper has requested that the Executive Director grant a License to the Redeveloper to enter upon the land in order to begin site preparation and foundation work prior to conveyance.

It is therefore recommended that the Morgan Memorial United Church of All Nations be finally designated as Redeveloper of Parcel P-15 in the South Cove Urban Renewal Area, that the Final Working Drawings and Specifications be approved, and that a License for Early Entry be authorized.

An appropriate Resolution is attached.

Resolution

